

## **LORIG APPROACH TO PARKING SUPPLY AND DEMAND**

**Problem:** Current parking code requirements at Northgate do not support the Northgate Urban Center vision nor the type of project Lorig is proposing. There are several reasons for this.

- *Current parking code uses out-dated and simplistic formulas instead of actual demand data collected from similar types of projects, especially those near transit centers.*
- *Current parking code requires separate parking stalls for residential uses and for retail and other uses, despite the fact that these users park at different times of the day and week.*
- *Current parking code has not been designed to reflect policy goals for a pedestrian-friendly urban environment described in the City and Northgate Comprehensive plans and urban center policies*
- *The high cost of structured parking makes it essential that Lorig build only as many spaces as needed.*

**Solution:** Use actual demand data to determine the appropriate amount of parking for the proposed project and to avoid the added cost and impacts of creating more spaces than necessary.

### **Specific Tools Used:**

- Determine the different hours parking is needed by different residential and retail users
- Analyze data from comparable projects
- Think through the design of garage including access points and good signage.
- Use on-site personnel to help manage garage especially during peak hours
- Partner with Metro to find sharing opportunities by matching demand and supply curves
- Support residential and employee use of Metro Transit (and light rail in the future)
- Support flex-car program as alternative to vehicle ownership

### **Combined Lorig and Metro Stall Capacity Assumptions: 997**

Metro Supply After Street Improvement: 432 stalls (currently 492 stalls)  
Future Lorig Parking Supply: 561 stalls

**By managing the combined supply of parking there is more than enough capacity to handle all the needs of the different users. How?**

### **Weekdays: Metro Borrows Stalls from Lorig**

Monday thru Friday: For approximately 10 hours Metro will be able to supplement Park and Ride lot with up to 100 vacant stalls from Lorig (8 am to 6 pm)

### **Evening and Saturday: Lorig Borrows Stalls from Metro**

Monday-Friday Evenings: Retail customers of Lorig project have access to 60 vacant stalls in Metro Park and Ride Lot. Lorig projects a net need of 30 but assumes some stalls in Lorig garage will still be occupied by Metro commuters.

Saturday Afternoon and Evening: Up to 30 vacant stalls on Park and Ride lot available for customers and tenants of Lorig Project.